

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT
September 30, 2009

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, October 15, 2009**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 31-09 The petition of Robert Culliford, through William Ritchie, for property located at 181 Kings Highway seeking relief from Articles 1.3, 4.5.1 and 4.5.3 to add addition on south side of existing home which will not meet front and rear setbacks. This property is located at Map 168, Lot 21 in a RA zone.
- 32-09 The petition of John & Julie Houle for property located at 10 Boars Head Terrace seeking relief from Articles 1.3, 4.5.1, 4.5.2 and 4.5.3 to add a second floor addition with balcony and new front porch onto the existing non-conforming single family home where front, side and rear setbacks cannot be met. This property is located at Map 266, Lot 41 in a RA zone.
- 33-09 The petition of Horizon Condominium Trust, thru Bonnar Spring, for property located at 515 Winnacunnet Road, Unit 5 seeking relief from Articles 1.3 and 8.2.3 to add a second story to existing cottage using the existing first floor footprint with a new roof line and a cantilevered 4x12' deck on the south (rear) side of the second floor. This property is located at Map 222, Lot 118 in a RB zone.
- 34-09 The petition of Claire Martineau for property located at 12 Moccasin Lane seeking relief from Articles 4.1, 4.1.1, 4.3, 4.5.1, 4.5.2, 4.5.3 and Footnote 22 for dimensional relief from the side setback requirements to be able to complete a lot line adjustment and thereby correct a building encroachment. This property is located at Map 115, Lot 26 in a RA zone.
- 35-09 The petition of Laurice Haines for property located at 26 Tuttle Avenue seeking relief from Articles 1.3 and 4.5.1 to construct an 8x18' sunroom on the existing deck that will be 8'6" from the front property line. This property is located at Map 292, Lot 64 in a RB zone.
- 36-09 The petition of Ocean Boulevard Hampton Beach Realty LLC & Warren Kelly for property located at 373 and 375 Ocean Boulevard seeking relief from Articles 4.1.1, 8.2.1, 8.2.3 and 8.2.6 to construct 9 townhouse condominium units with parking under where relief is needed for lot area per dwelling unit, recreational area and multi-family setbacks and separation. These properties are located at Map 275, Lots 17 and 25 in a BS zone.
- 37-09 The petition of Betsy Gunzelmann for property located at 1 Keene Lane seeking relief from Articles 4.1, 4.1.1 and 4.3 to configure the applicant's lot through an equal land area swap with her abutter in order to correct the abutter's building encroachment. This property is located at Map 115, Lot 23 in a RA zone.

BUSINESS SESSION

- i. Adoption of Minutes
- ii. Motion for Re-hearing re 23 Boars Head Terrace Petition #21-09

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment
William O'Brien, Chairman